



568-572 CRESCENT BLVD

FOR SALE

STREET LEVEL RETAIL SPACE
WEST SUBURBS - GLEN ELLYN

SPACE DETAILS

SIZE

Street Level: 1,400 SF

PRICE

\$335,000.00

HIGHLIGHTS

- ▶ Rare, small, fully leased retail condo for sale.
- ▶ Located in Glen Ellyn's CBD, the space is directly across the street from the Metra train station (UP West line) and steps from all the restaurants and retail the area has to offer
- ▶ One block from Glenbard West High School, home of the Hilltoppers and one of the most beautiful places in the country to watch a HS football game!
- ▶ Nearby national tenants include Starbucks, Dunkin' Donuts, Einstein Bros. Bagels, and Citibank
- ▶ Nearby popular local tenants include A Toda Madre, Thipi Thai, Fire + Wine, Sante Fe, Maize + Mash, The Stand, Made In Italy Trattoria and many more

NNN CHARGES

	MONTHLY	ANNUALLY
TAXES	\$742	\$8,907.76
PARKING	\$51.60	\$619
ASSESSMENTS	\$350	\$4,200
TOTAL	\$1,143.60	\$13,726.76

DEMOGRAPHICS

	1 MI	3 MI
TOTAL HOUSEHOLDS	5,368	44,833
MEDIAN HH INCOME	\$124,688	\$78,981
TOTAL POPULATION	14,787	121,364
DAYTIME EMPLOYEES	5,733	61,391





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CRESCENT
GLEN ELLYN, IL 60137

EXCLUSIVE AGENT

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